

Item: _____ ORD 08-25 & 08-26
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

Application: #GPZ-2-2008 Appeal
Applicant: Florentino Lopez
Location: ∇ 5187 West 3500 South
Size: ∇ 0.24 acres

SYNOPSIS:

Change General Plan from low density residential to office land uses. Change zone from 'A' (agriculture) to 'RB' (residential business)

BACKGROUND:

Surrounding zones include RB to the west and A to the north, east, and south. Surrounding land uses include an emissions and office building under construction to the west, single family homes to the south, east, and north on the other side of 3500 South.

The subject property includes an 800 square foot (not including the basement) home that was built in 1927. If this application is approved, Mr. Lopez intends to convert the existing house into an insurance office. A permitted use application would be required to convert the house to an office and to develop the parking needed.

The Planning Commission considered this application on April 23, 2008 and voted to deny the application because the proposed use does not fit the surrounding environment. The applicant is appealing the Planning Commission decision. Attached to this issue paper is a letter from Mr. Lopez explaining why he is appealing the Planning Commission's decision.

RECOMMENDATION:

The Planning Commission recommends denial.

SUBMITTED BY:

Joseph Moore, CED Director
Steve Pastorik, Long Range Planning Manager